



Highborough, Dark Lane, Nailsworth, Gloucestershire, GL6 0DR
£675,000

PETER JOY
Sales & Lettings



Highborough, Dark Lane, Nailsworth, Gloucestershire, GL6 0DR

An individual extended detached family house situated in a popular lane above Nailsworth with good living space, six bedrooms, a 22' double garage, gardens to the front and rear and parking for three cars

ENTRANCE HALL, 17' SITTING ROOM, FAMILY ROOM, KITCHEN/BREAKFAST ROOM, DOUBLE GLAZED CONSERVATORY, UTILITY ROOM, CLOAKROOM/WC, ENCLOSED LEAN-TO AREA, MASTER BEDROOM WITH JACK AND JILL SHOWER ROOM, FAMILY BATHROOM, FIVE FURTHER BEDROOMS, 22' DOUBLE GARAGE, PARKING AND GARDENS



Viewing by appointment only

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Description

This individual detached house might be situated in Dark Lane, but the clue is definitely not in the name with this one - it is a large, light-filled house with bags of flexible space. Dark Lane is a quiet spot above Nailsworth, with easy access to the shops and amenities of our thriving little town and countryside walks just along the lane. The 1950s property is built using traditional methods and has been the subject of significant refurbishment and remodelling over the last five years, with spacious family accommodation arranged over two floors. Improvements which have been carried out by the vendors include a new kitchen, new conservatory, a new roof to the utility room, a number of new windows and the reconnection of the annexe extension into the main house, with a new shower room.

An entrance hall, 17' sitting room with new log burner, family room, double glazed conservatory, kitchen/breakfast room, large utility room, downstairs toilet and a covered lean-to area used as a potting shed are on the ground floor. The modern streamlined kitchen with quartz worktops was installed by Wren only last summer. A staircase leads up from the entrance hall to the first floor landing, with a master bedroom with Jack and Jill shower room, family bathroom and five further bedrooms on this floor. The smallest room is ideal as a study or dressing room. Part of this floor was originally used as an annexe, and while it now functions beautifully as a big family house, prospective buyers could look to reinstate this, or use the large second bedroom as a workspace or first floor reception room. This means the property offers very flexible living space, particularly for those looking for multi-generational living. Highborough is tastefully decorated, with new carpets, and the new windows at the rear of the property enjoy a great view across the valley to Shortwood.



Outside

Gardens wrap around the property, which also benefits from parking for three cars and a large integral double garage. The front garden is laid to lawn and has space for a large trampoline, with established shrubs and a wall sheltering the house from the lane. There is also a private seating area here to the side of the house. The parking is at the front of the property, in front of the double garage. This is integral to the property and measures 22' x 16'6", with power and light. There is a gated path at the side of the house leading to the rear garden. This area faces south west, with an attractive patio area by the house and steps down to a lawn. This sunny space is enclosed with fencing and has a range of established shrubs. New fencing has been installed all around the property.

Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.



Directions

From our Nailsworth office turn left and at the mini roundabout turn left into Spring Hill. Continue up the hill, passing the turnings for Fewster Road and Churchill Road on the left. Take the next left turning into Burma Road and continue, bearing left at the end of the road into Dark Lane. The property can then be found on the right hand side.

Agents note

The current owner has draw up plans for a garage conversion that a prospective buyer may look to submit for planning approval. Plans available upon request.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

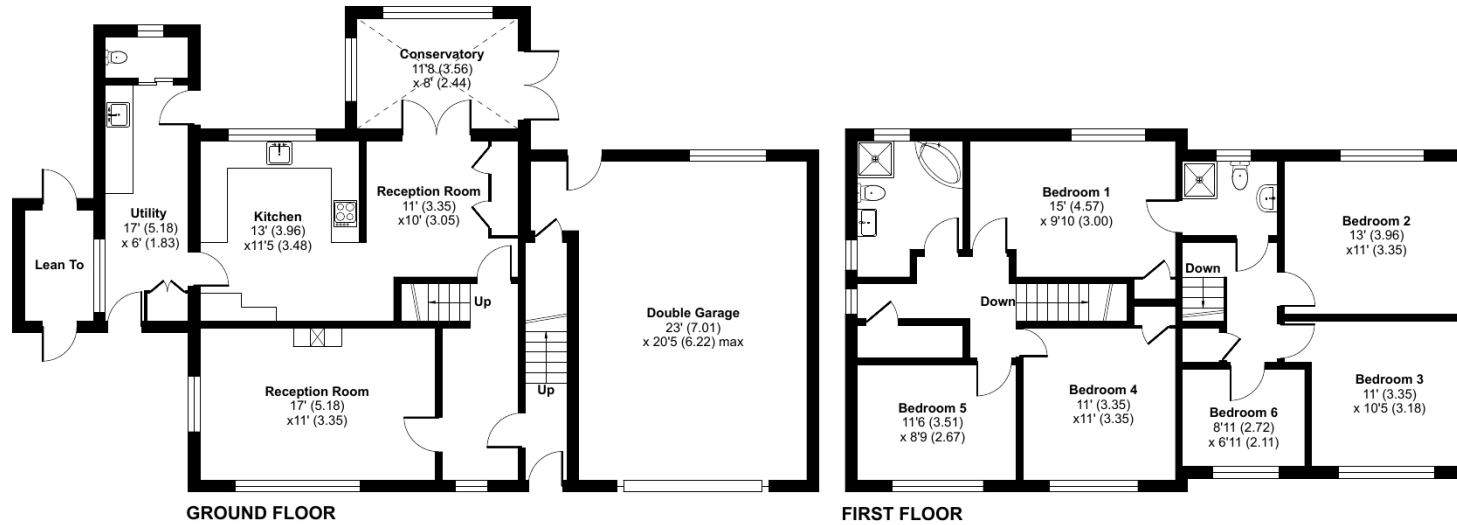
Highborough, Dark Lane, Nailsworth, Stroud, GL6

Approximate Area = 1882 sq ft / 174.8 sq m (excludes lean to)

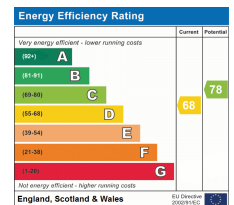
Garage = 397 sq ft / 36.8 sq m

Total = 2279 sq ft / 211.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1107359



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.